

142.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED:

1,002,800 / 1,002,800

USE VALUE:

1,002,800 / 1,002,800

ASSESSED:

1,002,800 / 1,002,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
84-86		HIGHLAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: EROMIN DIANE COLOZZI /TRUSTEE	
Owner 2: 84-86 HIGHLAND AVE NOMINEE TR	
Owner 3:	

Street 1: 84 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: EROMIN DIANE COLOZZI -

Owner 2: -

Street 1: 84 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2264 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5095		Sq. Ft.	Site		0	80.	1.12	9									458,281						458,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5095.000		539,400		5,100		458,300		1,002,800						91821	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/29/17	

**USER DEFINED**

Prior Id # 1:	91821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	11:44:24
LAST REV Date	Time
12/27/19	08:50:57
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID	142.0-0004-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	539,400	5100	5,095.	458,300	1,002,800		Year end	12/23/2021
2021	104	FV	515,200	5100	5,095.	458,300	978,600		Year End Roll	12/10/2020
2020	104	FV	515,300	5100	5,095.	458,300	978,700	978,700	Year End Roll	12/18/2019
2019	104	FV	383,600	5100	5,095.	429,600	818,300	818,300	Year End Roll	1/3/2019
2018	104	FV	381,400	5100	5,095.	355,200	741,700	741,700	Year End Roll	12/20/2017
2017	104	FV	357,900	5100	5,095.	326,500	689,500	689,500	Year End Roll	1/3/2017
2016	104	FV	357,900	5100	5,095.	297,900	660,900	660,900	Year End	1/4/2016
2015	104	FV	319,300	5100	5,095.	292,200	616,600	616,600	Year End Roll	12/11/2014

**SALES INFORMATION**

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
EROMIN DIANE CO	66100-432		9/21/2015	Convenience			1	No	No					
COLOZZI ANNA	30669-14		9/17/1999	Convenience			1	No	No	Anna Colozzi dod 08/12/2006				
	14700-192		1/1/1982							N				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/4/2019	1370	Re-Roof	23,990						11/29/2017	MEAS&NOTICE	HS	Hanne S
8/26/2016	2099	New Wind		C					11/11/2008	Meas/Inspect	163	PATRIOT
10/12/2010	2116	New Wind	8,000						12/18/1999	Inspected	263	PATRIOT
8/25/2010	1039	Manual	6,000						11/23/1999	Mailer Sent		
9/25/2009	898	New Wind	15,000						11/16/1999	Measured	256	PATRIOT
8/1/2008	855	Redo Kit	40,000	C					1/1/1982		CS	
7/26/2005	661	Redo Kit	22,000	C		G7	GR FY07					

Sign:

Total:

458,281

Spl Credit

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